| 127.0 | 0004 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 931,600 / 931,600 |
| | | | | | USE VALUE: | 931,600 / 931,600 |
| | | | | | ASSESSED: | 931,600 / 931,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 28 | | COLEMAN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DRISCOLL MICHAEL S--ETAL |
| Owner 2: | CURRAN MICHAEL P |
| Owner 3: | |
| Street 1: | 31 MYSTIC AVENUE |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01890 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,398 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2112 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4398.000 | 540,800 | 4,400 | 386,400 | 931,600 |
| Total Card | 0.101 | 540,800 | 4,400 | 386,400 | 931,600 |
| Total Parcel | 0.101 | 540,800 | 4,400 | 386,400 | 931,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.10 | /Parcel: 441.1

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

| | |
|---|---|
| User Acct | 82056 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 04/06/18 |

!9860!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 127.0-0004-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 540,900 | 4400 | 4,398. | 386,400 | 931,700 | 931,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 404,300 | 4400 | 4,398. | 386,400 | 795,100 | 795,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 404,300 | 4400 | 4,398. | 342,200 | 750,900 | 750,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 379,300 | 4400 | 4,398. | 287,000 | 670,700 | 670,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 379,300 | 4400 | 4,398. | 287,000 | 670,700 | 670,700 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 338,200 | 4400 | 4,398. | 248,400 | 591,000 | 591,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 338,200 | 4400 | 4,398. | 240,100 | 582,700 | 582,700 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 351,800 | 4400 | 4,398. | 228,500 | 584,700 | 584,700 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:15:39 |

## LAST REV

| Date | Time |
|---|---|
| 03/10/20 | 09:00:56 |
| danam | |
| 9860 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82056 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| REDMOND WILLIAM | 1100-51 | | 8/28/1992 | | 189,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/12/2019 | 1993 | Siding | 33,373 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/6/2018 | MEAS&NOTICE | CC | Chris C |
| 12/24/2008 | Measured | 294 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/6/1999 | Measured | 264 | PATRIOT |
| 1/1/1982 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4398 | | Sq. Ft. | Site | | 0 | 70. | 1.25 | 8 | | | | | | | | | 386,358 | | | | | | 386,400 | |

Total AC/HA: 0.10096 | Total SF/SM: 4398 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 386,358 | Spl Credit | Total: 386,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.14715910 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 191.117 |
| Other Features: | 111500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 664347 |
| Depreciation: | 123569 |
| Depreciated Total: | 540779 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| 1 | 5 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

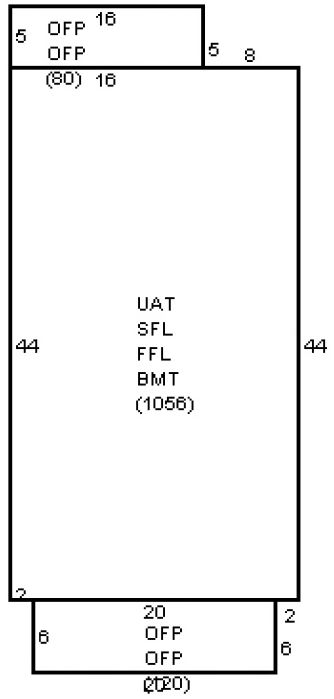
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 210.23 |
| Special Features: | 0 | Val/Su Net: | 141.13 |
| Final Total: | 540800 | Val/Su SzAd | 256.06 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,056 | 57.340 | 60,546 |
| FFL | First Floor | 1,056 | 191.120 | 201,820 |
| SFL | Second Floor | 1,056 | 191.120 | 201,820 |
| OFP | Open Porch | 400 | 20.210 | 8,085 |
| UAT | Upper Attic | 264 | 76.450 | 20,182 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,832 | | | Total: | 492,453 |
| Size Ad | 2112 | Gross Are | 4624 | FinArea | 2112 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

127.0-0004-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1930 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |

| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | | Total: | 4,400 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc